

TOWN OF LOS GATOS
110 East Main Street, Los Gatos, CA 95032 (408) 354-6872

SUMMARY MINUTES OF A REGULAR MEETING OF THE **DEVELOPMENT REVIEW COMMITTEE** OF THE TOWN OF LOS GATOS FOR **SEPTEMBER 13, 2005** HELD IN THE TOWN COUNCIL **CHAMBERS**, CIVIC CENTER, 110 EAST MAIN STREET, LOS GATOS, CALIFORNIA.

The meeting was called to order at 9:00 A.M. by *Chair Baily*.

ATTENDANCE

Members Present:

Sandy Baily, Associate Planner
Suzanne Davis, Associate Planner
Joel Paulson, Associate Planner
Julie Linney, Fire Department
Anthony Ghiossi, Senior Building Inspector
Fletcher Parsons, Associate Engineer
Vu Nguyen, Assistant Planner

ITEM 1: 402 More Avenue

Conditional Use Permit U-06-02

Requesting approval to co-locate a wireless telecommunications facility on property zoned R-1:20. APN 407-04-003.

PROPERTY OWNER: San Jose Water Company

APPLICANT: T-Mobile

Deemed incomplete by Planning Division. Does not need to return to DRC. Tentatively scheduled for the Planning Commission meeting of October 12, 2005.

PUBLIC HEARING

ITEM 2: 16041 Blossom Hill Road

_____ Architecture and Site Application S-05-56

Requesting approval of an unlawful demolition and to construct a new single family residence on property zoned R-1:8. APN: 523-26-008

PROPERTY OWNER: Jennifer Pham and Doan Tran

APPLICANT: The Building Works

1. ***Chair Baily* opened the public hearing.**

2. Staff gave report on proposed project.

3. Applicant was introduced

4. Members of the public were present:

***Paul Izor*, neighbor, stated he has no objection to the demolition but expressed concern about the Town's long process for getting the house demolished and getting approval of this application. He encouraged staff to expedite the process.**

5. Public hearing closed.

6. ***Parsons* moved to approve the application subject to the following findings and considerations:**

- (a) That the proposed project is categorically exempt, pursuant to Section 15303 of the California Environmental Quality Act as adopted by the Town; and
- (b) That the project is in conformance with the considerations for Architecture and Site applications as set forth in Section 29.20.150 of the Zoning Ordinance.

- 7. **Ghiossi seconded, motion passed unanimously.**
- 8. Appeal rights were cited.

PUBLIC HEARING

ITEM 3: 108 Los Gatos Blvd

Architecture and Site Application S-05-079

Requesting approval to construct a new single family residence on property zoned R-1D.
APN 532-29-102.

PROPERTY OWNER: Maxim Ladonnikov

APPLICANT: David Zicovich

- 1. **Chair Baily opened the public hearing.**
- 2. Staff gave report on proposed project.
- 3. Applicant was introduced
- 4. Members of the public were present:
Matt Mingrone, neighbor, had no concerns.
- 5. Public hearing closed.
- 6. **Baily moved to continue the application to the next meeting to allow the applicant time to determine whether or not a dedication is required which may or may not affect the allowable square footage.**
- 7. **Ghiossi seconded, motion passed unanimously.**

PUBLIC HEARING

ITEM 4: 300 Marchmont Drive

Architecture and Site Application S-06-007

Requesting approval to temporarily close one of the classroom buildings (Apricot Building) to bring it up to current health and safety standards. During the interim, the applicant requests to install a temporary portable classroom to house the students from the Apricot Building. The temporary portable classroom will be located adjacent to the water tower, behind the Persimmon House building. The number of students will not increase. The property is zoned HR-1. APN 532-10-001 and 532-11-011.

PROPERTY OWNER/APPLICANT: Hillbrook School

- 1. **Chair Baily opened the public hearing.**
- 2. Staff gave report on proposed project.
- 3. Applicant was introduced
- 4. Members of the public were not present

5. Public hearing closed.
6. ***Parson* moved to approve the application subject to the conditions presented with the following findings and considerations:**
 - (a) That the proposed project is categorically exempt, pursuant to Section 15314 of the California Environmental Quality Act as adopted by the Town; and
 - (b) That the considerations required by Sec. 29.20.150 of the Town Code were all made in reviewing this application.
7. ***Ghiossi* seconded, motion passed unanimously.**
8. Appeal rights were cited.

ADJOURNMENT

Meeting adjourned at 9:30 A.M. The next regularly scheduled meeting of the Development Review Committee is the following Tuesday.

Sandy L. Baily, Associate Planner